



RESIDENTIAL PLANS DEVELOPMENT REVIEW CHECKLIST

PROVIDE COMPLETED CHECK LIST SIGNED BY PREPARER WITH SUBMITTAL

* This checklist is not all-inclusive of all City ordinances and standards.

PROPERTY INFORMATION

Project Name: _____ Pre-Submittal Meeting Date: _____
Location: _____ Type of Plan: _____
Current Zoning: _____ Proposed Zoning (if applicable): _____
Development Agreement Name / Ordinance #, if applicable: _____

ZONING ORDINANCE REQUIREMENTS

www.FriscoTexas.gov/Departments/PlanningDevelopment/Planning/Pages/ZoningOrdinance.aspx.

RESIDENTIAL ZONING DISTRICTS (§2.03)

Proposed Residential Type: _____
☐ Yes ☐ No Private Streets? SUP Aquired or by PD? _____
☐ Yes ☐ No Is a traffic impact analysis required for this development?

ORIGINAL TOWN RESIDENTIAL (§2.04.04 & §9.06)

Architectural Vernacular: _____
☐ Yes ☐ No For OTR, are the Downtown Architectural Design Standards met?
☐ Yes ☐ No Façade Plan and Documentation Pictures Submitted?

DEVELOPMENT STANDARDS (§2.06)

Setbacks: Front: _____ Side: _____ Rear: _____
Lot Size: Depth: _____ Width: _____ Area: _____
Building Height: _____ Stories: _____ MF/TH FAR: _____ Lot Coverage: _____ %
Open Space Requirement: _____

SCREENING (§4.03)

☐ Yes ☐ No Screening Required? Type (circle one): B1 B2 B3 B4 B5
☐ Yes ☐ No Grade Changes (Multifamily adjacent to Single Family)?
If yes, please explain and provide resolution for site: _____

☐ Yes ☐ No Other Types (Multifamily only): ☐ Loading Area ☐ Dumpsters
☐ Open Storage ☐ Mechanical Equipment ☐ Other: _____

RESIDENTIAL CLUSTER DEVELOPMENT OPTION (§4.10)

☐ Yes ☐ No Is this being developed according to Alternative Subdivision Design?

MAJOR CREEK (§4.07.14 and §4.07.15)

☐ Yes ☐ No Is the property adjacent to a major creek?
☐ Yes ☐ No If yes, are requirements for development adjacent to a major creek met?
☐ Yes ☐ No Is a density bonus being requested for preserving land adjacent to a major creek?



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SUBDIVISION ORDINANCE REQUIREMENTS

www.FriscoTexas.gov/Departments/PlanningDevelopment/Planning/Pages/SubdivisionOrdinance.aspx

Streets/ROW Widths: _____

- ☐ Yes ☐ No Are you currently meeting curve requirements?
- ☐ Yes ☐ No Are all streets intersecting at 90-degree angles?
- ☐ Yes ☐ No Street alignment/offset requirements met?
- ☐ Yes ☐ No Street names approved? ☐ Yes ☐ No Are all streets and alleys labeled?
- ☐ Yes ☐ No Are all common areas and any private maintenance dedicated to the HOA?
- ☐ Yes ☐ No Is there appropriate access to major thoroughfares and the overall street system?
- ☐ Yes ☐ No Is a Fire Lane Easement required/provided? (Townhomes, Multifamily only)
- ☐ Yes ☐ No Are connections provided to adjacent non-residential zoning?
- ☐ Yes ☐ No **Are all lots buildable?**
- ☐ Yes ☐ No Are any lots facing or fronting on major streets?
- ☐ Yes ☐ No Are all lots meeting frontage requirements?
- ☐ Yes ☐ No Each Block labeled? ☐ Yes ☐ No Lots numbered consecutively?
- ☐ Yes ☐ No Distance requirements met for lots facing a street intersecting a thoroughfare or fronting on a collector street?
- ☐ Yes ☐ No **Are requirements for street lengths met?**
- ☐ Yes ☐ No Do any blocks exceed 1,200 feet in length? ☐ Yes ☐ No Two tiers of lots per block?
- ☐ Yes ☐ No All front building lines and side building lines adjacent to alleys/streets labeled?
- ☐ Yes ☐ No Is a lot detail provided for each lot type within the subdivision?
- ☐ Yes ☐ No Has the City waived alleys?
- ☐ Yes ☐ No Are all easements labeled?
- ☐ Yes ☐ No **Is there floodplain on the site?** ☐ Yes ☐ No 100-Year Floodplain delineated on plat?
- ☐ Yes ☐ No Is access provided to the floodplain? ☐ Yes ☐ No FFE provided for adjacent lots?
- ☐ Yes ☐ No Are criteria for residential development along major creeks being met?
- ☐ Yes ☐ No Are wetland delineation, habitat study, and vegetative study included with plat?
- ☐ Yes ☐ No Is a minimum 50-foot ROW on streets adjacent to 100-year floodplain?
- ☐ Yes ☐ No **Is the hike-and-bike trail delineated according to the [Hike & Bike Trail Master Plan](#)?**
- ☐ Yes ☐ No Are parks easy to access and open to public view?
- ☐ Yes ☐ No Park, School, or Public Land Dedication required?

What thoroughfare screening option is being applied to the subdivision? _____

- ☐ Yes ☐ No Are screening details and landscape plans provided?
- ☐ Yes ☐ No Are screening, landscape detail, and wall maintenance easements clearly delineated?

I HEREBY CERTIFY THAT ALL OF THE ABOVE REQUIREMENTS HAVE BEEN MET IN THE PLANS SUBMITTED.

Name of Owner or Project Representative (please print)

Signature of Owner or Project Representative

Phone Number

Fax Number

E-Mail Address